126.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,199,500	/	1,199,500
USE VALUE:	1,199,500	/	1,199,500
ASSESSED:	1,199,500	/	1,199,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SGOUROS ELAINE/ANTHONY C
Owner 2:	
Owner 3:	
Street 1:	37 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SGOUROS ELAINE -
Owner 2:	-
Street 1:	37 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2752 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	627,800	4,700	567,000	1,199,500
Total Card	0.161	627,800	4,700	567,000	1,199,500
Total Parcel	0.161	627,800	4,700	567,000	1,199,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.94 | /Parcel: 435.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81360
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0007-0003.0

!9787!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	628,000	4700	7,000.	567,000	1,199,700	1,199,700	Year End Roll	12/18/2019
2019	104	FV	469,900	4700	7,000.	598,500	1,073,100	1,073,100	Year End Roll	1/3/2019
2018	104	FV	472,100	4700	7,000.	441,000	917,800	917,800	Year End Roll	12/20/2017
2017	104	FV	443,400	4700	7,000.	422,100	870,200	870,200	Year End Roll	1/3/2017
2016	104	FV	443,400	4700	7,000.	390,600	838,700	838,700	Year End	1/4/2016
2015	104	FV	396,300	4700	7,000.	327,600	728,600	728,600	Year End Roll	12/11/2014
2014	104	FV	396,300	4700	7,000.	320,000	721,000	721,000	Year End Roll	12/16/2013
2013	104	FV	411,900	4700	7,000.	304,900	721,500	721,500		12/13/2012

PRINT

Date	Time
12/11/20	00:12:15

LAST REV

Date	Time
09/25/18	09:58:37
apro	

PAT ACCT. 9787

USER DEFINED

Prior Id # 1:	81360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SGOUROS ELAINE	49145-425		3/19/2007	Family	99	No	No		
SGOUROS ANTHONY	31703-430		8/11/2000	Family	1	No	No		
	14895-340		2/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
5/19/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Inspected	163	PATRIOT
2/4/2009	Entry Denied	336	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	567,000	Spl Credit		Total:	567,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04208362
Const Adj.:	0.98990101
Adj $ / SQ:	175.365
Other Features:	124000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	771292
Depreciation:	143460
Depreciated Total:	627832

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

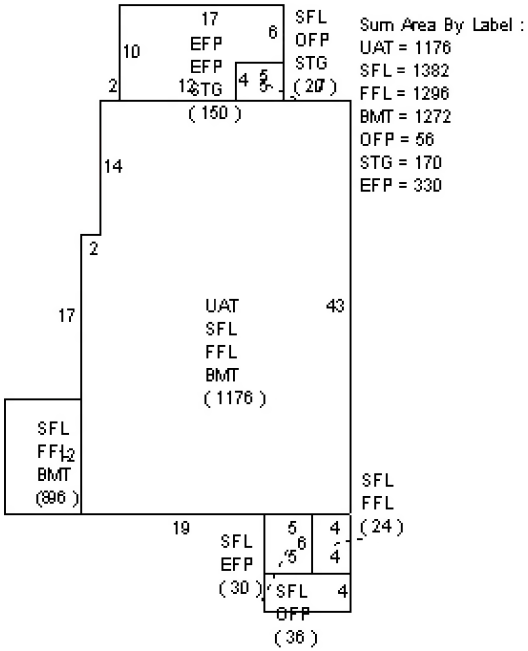
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.90
Special Features:	0	Val/Su Net:	130.79
Final Total:	627800	Val/Su SzAd	234.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,382	175.370	242,355
FFL	First Floor	1,296	175.370	227,273
BMT	Basement	1,272	52.610	66,919
EFP	Enclos Porch	330	35.120	11,589
UAT	Upper Attic	294	86.370	25,392
STG	Storage	170	7.100	1,208
OFP	Open Porch	56	43.560	2,439
	Net Sketched Area:	4,800	Total:	577,175
Size Ad	2678	Gross Are	5682	FinArea 2752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1935	21.94	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700